



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
November 10, 2022**

11-14-22

COMMISSIONERS PRESENT: Michael Geller, Steve Manos, Steven Stewart, Richard Stewart, Vernon Poole, Larry Smith (alternate for Russell Betts)

COMMISSIONERS ABSENT: Russell Betts, John Lyon,

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **ZAP1544MA22 – PR Partners, LLC (Representative: Mike Naggar & Associates)** – City of Perris Case Nos. PLN19-00012 (Specific Plan Amendment), PLN19-05287 (Zone Change), DPR19-00012 (Development Plan Review). A proposal to construct a mixed-use industrial/commercial development including a 304,572 square foot e-commerce warehouse building with mezzanines, a 2,010 square foot restaurant building with drive-thru, and a 4,950 square foot retail/restaurant building with drive-thru on a 16.12 acre parcel, located on the southwest corner of Perris Boulevard and Ramona Expressway. The applicant also proposes amending the Perris Valley Commerce Specific Plan (SPA No. 13) and changing 14.1 acres of the site’s zoning from Commercial to Light Industrial (with 1.99 acres of the site remaining Commercial). (The Commission previously found consistent on this site ZAP1390MA19, a proposal to construct a 347,919 square foot industrial e-commerce and warehouse building on 16.1 acres, and a proposal to amend the Perris Valley Commerce Center Specific Plan, and change the site’s zoning from Commercial to Light Industrial (Airport Compatibility Zones B1-APZ-II and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org.
- CONTINUE to 12-15-22**
- Staff recommended at hearing: **CONTINUE to 12-15-22**
- ALUC Commission Action: **CONTINUED to 12-15-22 (Vote 6-0)**
- Motion: Michael Geller**
Second: Richard Stewart
- 3.2 Staff report recommended: **ZAP1545MA22 – Lake Creek Industrial LLC (Representative: Sagecrest Planning Environmental)** – City of Perris Case Nos. SPA22-05053 (Specific Plan Amendment), DPR20-00021 (Development Plan Review), TPM38385 (Tentative Parcel Map). A proposal to construct a 254,211 square foot warehouse building with mezzanines on 12.59 acres located southerly of Rider Street, northerly of Placentia Avenue, easterly of Redlands Avenue, and westerly of Wilson Avenue. The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan to vacate Walnut Street from the Circulation Plan. The applicant also proposes merging the existing six parcels into one parcel (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org.
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0)**
- Motion: Michael Geller**
Second: Larry Smith

VIDEO:

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- 3.3 Staff report recommended: **ZAP1546MA22 – Lake Creek Industrial LLC (Representative: Sagecrest Planning Environmental)** – City of Perris Case Nos. SPA22-05052 (Specific Plan Amendment), DPR20-00020 (Development Plan Review), TPM38386 (Tentative Parcel Map). A proposal to construct a 334,040 square foot warehouse building with mezzanines on 20.14 acres, located westerly of Redlands Avenue, northerly of Placentia Avenue, southerly of Rider Street. The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan to vacate Russell Way from the Circulation Plan. The applicant also proposes merging the existing eight parcels into one parcel (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0)**
- Motion: Richard Stewart
Second: Steven Stewart**
- 3.4 Staff report recommended: **ZAP1089BD22 – Bermuda Dunes Organics, LLC (Representative: Capital Building Services)** – County of Riverside Planning Department Case Nos. CUP220028 (Conditional Use Permit), TPM38590 (Tentative Parcel Map). A proposal to construct a 3,258 square foot cannabis retail building on 7.02 acres located southerly of Country Club Drive, westerly of Yucca Lane, westerly of Washington Street, and northerly of Harris Lane. The applicant also proposes to divide the site into two commercial parcels. No other development on the site is proposed at this time (Airport Compatibility Zone B1 of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0)**
- Motion: Michael Geller
Second: Steve Manos**
- 3.5 Staff report recommended: **ZAP1039FL22 – City of Jurupa Valley (Representative: Beth La Rock, Flabob Airport Manager)** – City of Jurupa Valley Case Nos. GPA22007 (General Plan Amendment), CZ22008 (Change of Zone), ZCA22013 (Zoning Code Amendment). A City-initiated proposal establishing a new Airport Zone for the Flabob Airport that would remove the existing mixture of incompatible zoning and would allow aviation and airport supportive land uses at the airport, generally located westerly of Crestmore Road, northerly of Mission Rock Way, southerly of Capary Road, and easterly of 46th Street. In order to implement the new Airport Zone, the City proposes: 1) a General Plan Amendment to amend the General Plan Land Use map designations of the project site from Business Park, Residential Rural, Open Space-Rural, and Public Facilities to Public Facilities/Institutional, to be consistent with the new Airport Zone; 2) a Change of Zone of the project site from Manufacturing High (M-H), Manufacturing Service Commercial (M-SC), General Residential (R-3), Planned Residential (R-4), and Light Agriculture (A-1) to Airport Zone (AIR); and 3) a Zoning Code Amendment to add the new Airport Zone to the City's Municipal Code. No physical development is proposed at this time (Airport Compatibility Zones A, B1, B2, and D of the Flabob Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0)**
- Motion: Michael Geller
Second: Steven Stewart**

VIDEO:

2

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**AIRPORT LAND USE COMMISSION MEETING
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- 3.6 Staff report recommended: **ZAP1122FV22 – SunRenu Green Builders (Representative: Barry Coe)** – County of Riverside Case No. BNR2200112 (Building Permit). A proposal to construct a 6,411 square foot carport with solar panels within an existing office parking lot on 2.86 acres at 29970 Technology Drive, located on the northeast corner of Technology Drive and Winchester Road (Airport Compatibility Zone C of the French Valley Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at Javega@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0)**
- Motion: Vernon Poole**
Second: Steven Stewart

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**

None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approval's – Information Only

5.2 Update March Air Reserve Base Compatible Use Study (CUS)

Simon Housman, Project Director March CUS informed the Commission that there will be a Hybrid Public Workshop Presentation at the Riverside County Board Chambers on November 15, at 6:30 p.m. by Zoom Meeting. The next step is the 95% final draft expected from the consultant sometime in December and if on schedule the Commission will have the final document presented to it sometime in February 2023.

5.3 ALUC Concern Letter Regarding City of Moreno Valley Heacock Parking Lot in the Clear Zone

Paul Rull, ALUC Director informed the Commission that he prepared a concern letter to the City of Moreno Valley regarding a parking lot proposed in the Clear Zone, Zone A of the March Air Reserve Base. The letter was submitted to the City, who also received other letters of concern from other jurisdictions and entities. The Planning Department indicated that the applicant will be reaching out to the people who commented on the project with these concerns.

6.0 **APPROVAL OF MINUTES**

Commissioner Steven Stewart motioned to approve the October 13, 2022 minutes. Seconded by Richard Stewart. Vote 5-0; Abstained: Michael Geller

7.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

Paul Rull, ALUC Director reminded the Commission that due to a meeting conflict the ALUC public hearing meeting is scheduled for **Thursday, December 15th** and not December 8th.

8.0 **COMMISSIONER'S COMMENTS**

None

9.0 **ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:51 a.m.

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VIDEO:

3

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